

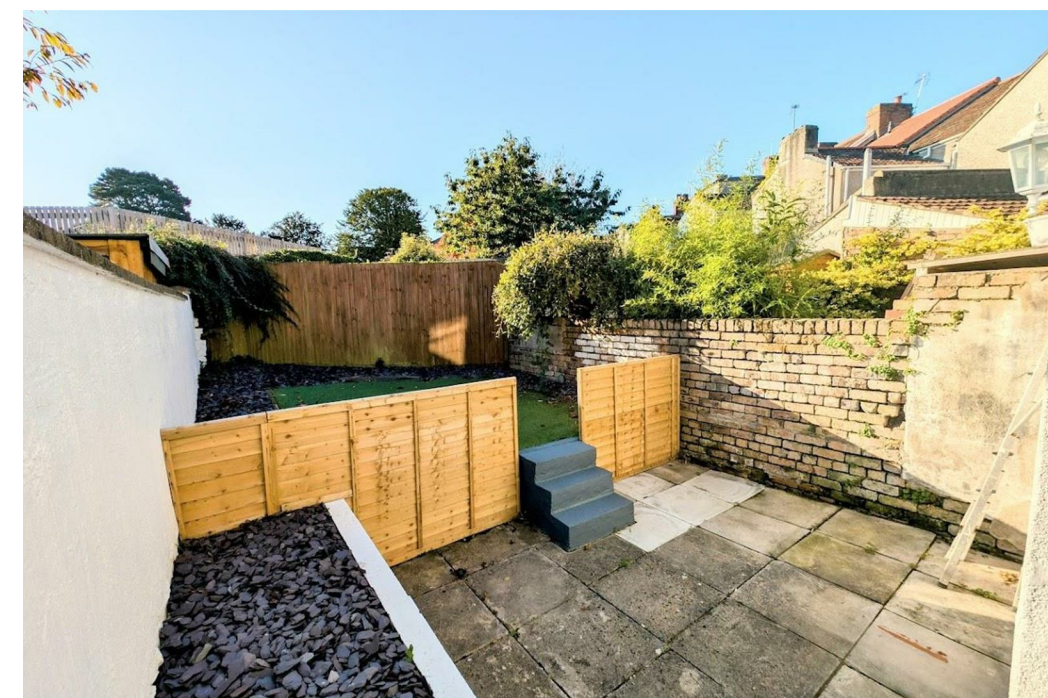
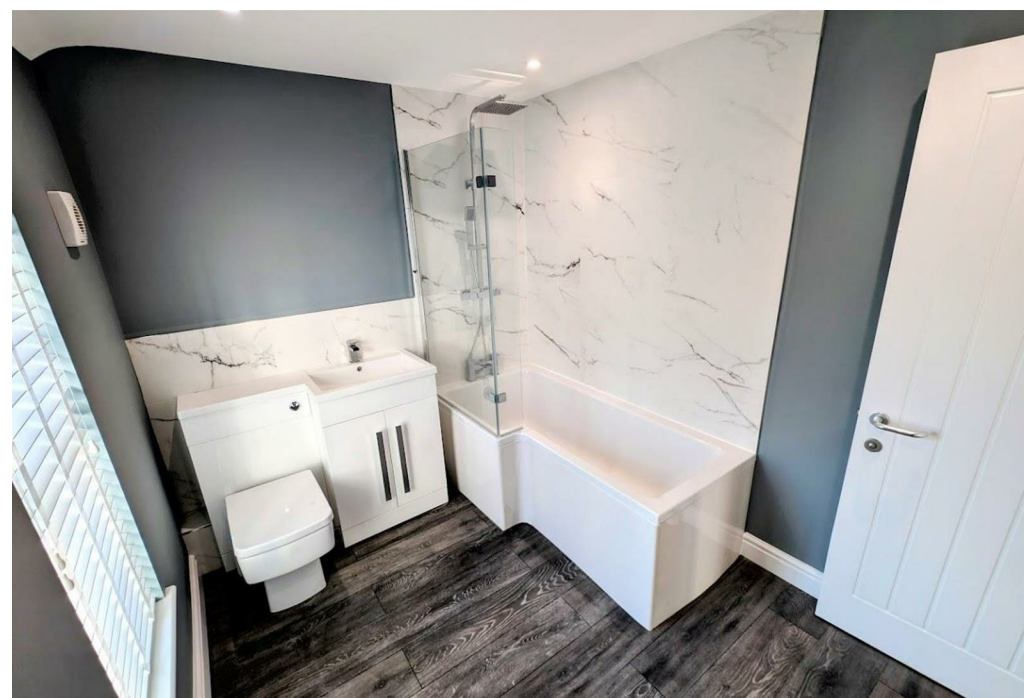
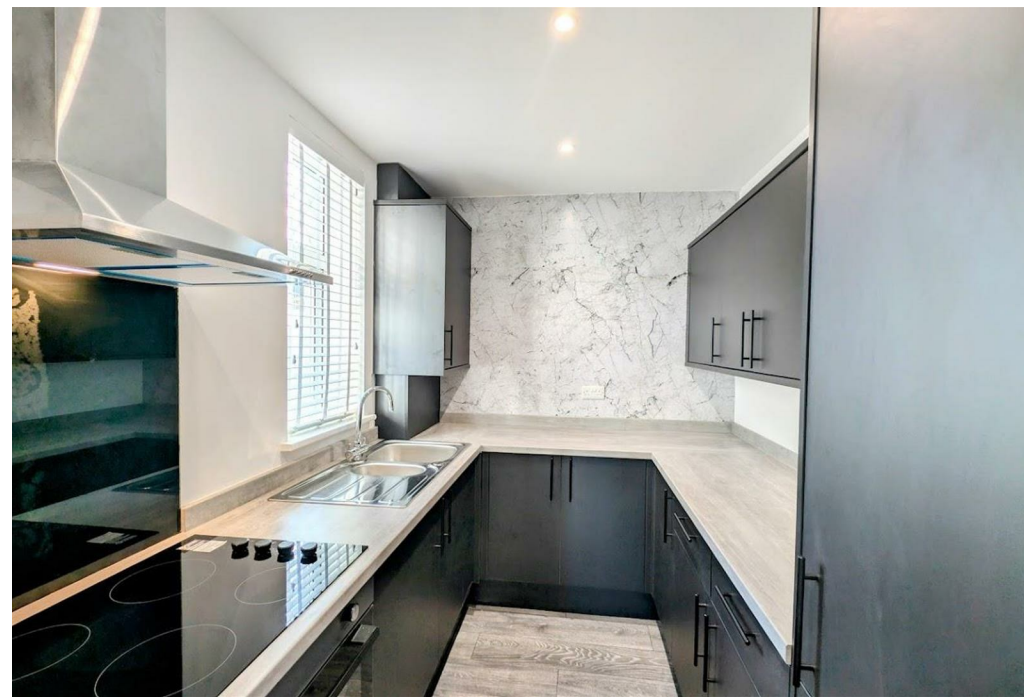


Gilbert Road,
Bristol,
BS15 1RB

Offers In The Region Of
£290,000

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Hunters Estate Agents - Fishponds Office are delighted to offer this stunning period 2 bedroom terraced home the subject of significant modernisation and refurbishment. This smart home ideal for professionals and first time buyers offers immaculate accommodation with the benefits of a fully fitted kitchen with integrated appliances, new decorations and floor coverings throughout and a new luxury bathroom suite. The property occupies an ideal backwater position close to shops and services. Offered with no chain the property is ready to occupy. Hunters Exclusive - recommended viewing.



The newly decorated and carpeted accommodation (all measurements are approximate)

ENTRANCE

Georgian style entrance door into..

HALL

Cupboard containing gas meters and electric fuse box, door into...

OPEN PLAN ARRANGED LOUNGE/DINING ROOM 23'4" x 11'2"

Maximum overall into a UPVC double glazed bay window, fitted contemporary electric fire and surround, UPVC double glazed French doors opening onto the rear garden, built in under stairs cupboard, 2 radiators, door into...

KITCHEN 8'11" x 7'0"

Newly fitted with a contemporary range of quality slate gray finished wall floor and drawer storage cupboards to incorporate a microwave oven, inset glass top hob, overhead extractor, fridge/freezer and washing machine, marble effect working surfaces, feature timber effect laminate floor, single drainer stainless steel sink unit, cupboard containing an Ideal gas fired boiler for domestic hot water and central heating, UPVC double glazed window to side.

FIRST FLOOR LANDING

Access to insulated roof space via a timber bifold ladder, built in cupboard.

BEDROOM 1 10'5" x 8'9"

Dimension to exclude 2 built in double wardrobes, UPVC double glazed window to front with far reaching views, radiator.

BEDROOM 2 10'11" x 7'0"

Dimension to exclude two built in double wardrobes, UPVC double glazed window to rear over overlooking the rear garden, radiator.

LUXURY BATHROOM 9'1" x 7'1"

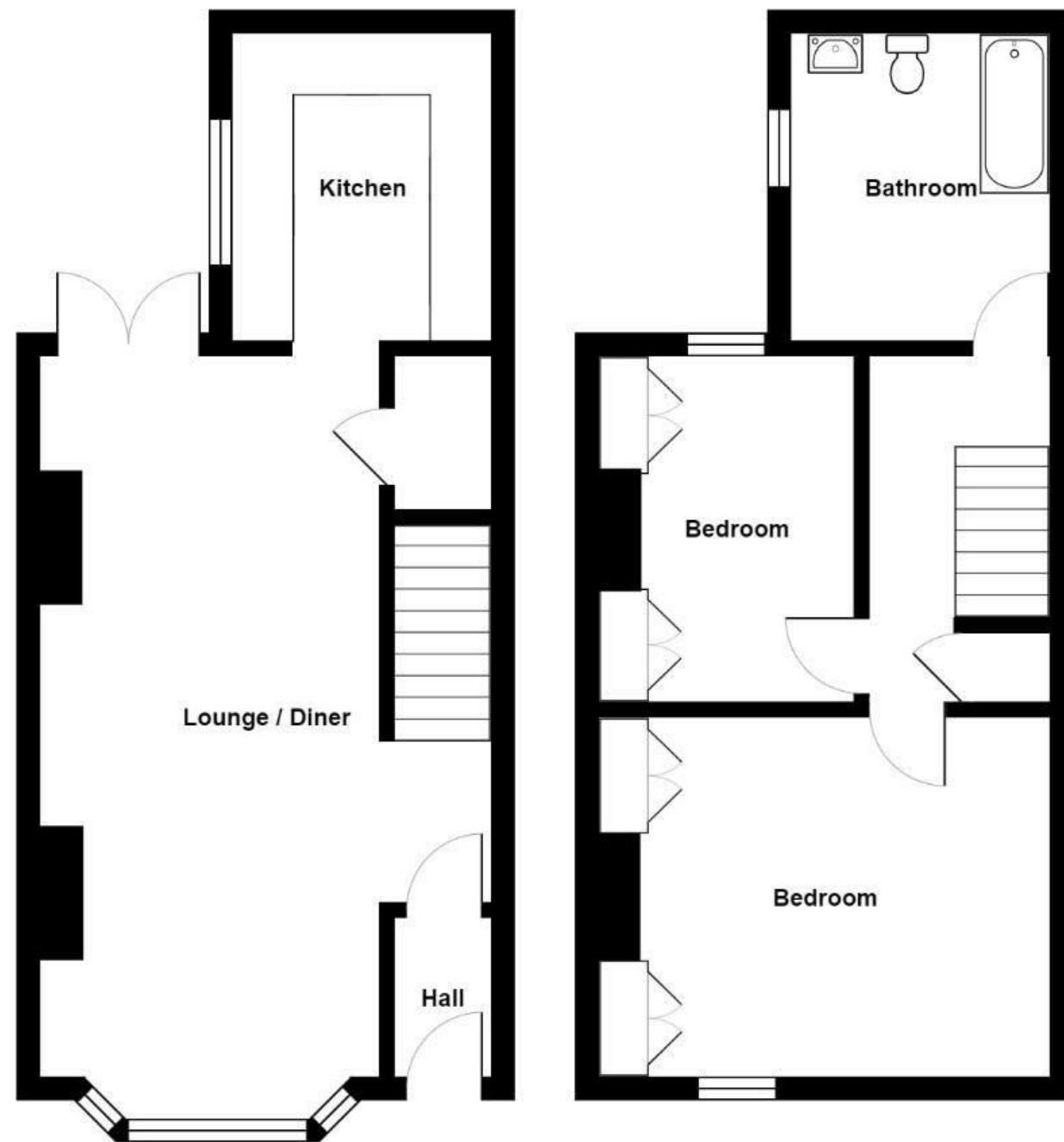
Luxuriously appointed with a stunning newly fitted white suite of P Shaped bath with overhead thermostatically controlled shower, close coupled WC and wash basin, feature timber grain effect laminate flooring, UPVC double glazed and frosted window to side, concealed ceiling spotlights and extractor, heated towel rail, attractive splash back tiling.

EXTERIOR

GARDEN

The courtyard style rear garden offers an initial paved patio with raised borders with decorative slate chippings to one side and three steps open onto an area of artificial lawn all within a combination of timber brick and rendered walled boundaries. The front garden has been paved for ease of maintenance.

Tenure: Freehold
Council Tax Band: B



- A thoroughly modernised and refurbished 2 bedroom home
- Ideal for professionals and first time buyers
- Vacant - no chain
- NEW - Superb contemporary Kitchen with integrated appliances
- NEW - Luxury white bathroom suite
- Newly carpeted and decorated throughout
- Attractive Courtyard garden
- Pleasant backwater location close to the High Street
- Ideal First Home!
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.